



1911 Stella Lake #150

Las Vegas, NV 89106

702-279-9910

Justification Letter

October 30, 2006

To Whom It May Concern:

Gritz Café is requesting a Special Use Permit to open a **restaurant, less than 2000 sq ft w/o a drive thru** at 1911 Stella Lake St. #150, Las Vegas, NV 89106. Title 19 requires a Special Use Permit for this type of use in a C-PB zoning district.

Title 19 also requires 14 parking spaces for this type of use. The existing building, Expertise School of Beauty, provided 40 spaces where 38 were required. The 1190 sq ft TI space was originally called a future office space. The parking for the TI space was provided at 1/300 ratio. The proposed restaurant use has a parking ratio of 1/50 (seating) and 1/200 (remaining). Six parking spaces are currently available for the restaurant. We are requesting a parking variance for 6 spaces, where 14 are required. (Please see attached chart)

Gritz Café will staff no more than three employees at a time and provide 12 seats. We have identified our target customers as the staff, students, and clients of Expertise School of Beauty, for whom parking has already been considered. Gritz Café will be nestled within a business park community. We have projected that the employees of the future FBI headquarters, located directly across the street, will most probably walk to our establishment or have their breakfast and lunches delivered. Our hours of operation, 7am - 3pm Monday thru Saturday, have been tailored to meet the needs of our target customers. We predict a large percentage of our business volume will come from deliveries to the local businesses, which are also within walking distance of our establishment.

Currently, there are no Cafés located within the Enterprise Business Park. With your approval, Gritz Café will provide fresh, healthy breakfast and lunch choices for our growing business community.

It is our humble request that the Mayor, City Counsel, and Planning Commission approve a Special Use Permit and Parking Space Variance for Gritz Café.

Sincerely,

Trina Jiles
CEO, Gritz Cafe

VAR-18299

SUP-18298

01/11/07 PC

